

## **RESOLUTION DETERMINING NEED**

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS, DETERMINING A PUBLIC NECESSITY TO ACQUIRE A PUBLIC UTILITY AND ACCESS EASEMENT INTEREST IN CERTAIN PROPERTY; GIVING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE A PUBLIC UTILITY AND ACCESS EASEMENT INTEREST IN PROPERTY FOR THE WOLF PEN CREEK UPPER TRAILS PROJECT; AND ESTABLISHING PROCEDURES FOR THE ACQUISITION OF A PUBLIC UTILITY AND ACCESS EASEMENT INTEREST IN THE PROPERTY.

WHEREAS, it is necessary to establish procedures for determining the establishment and approval of just compensation for each of the parcels in which to acquire a public utility and access easement interest for the Wolf Pen Creek Upper Trails Project; and

WHEREAS, there may be improvements located on some of the real property in which a public utility and access easement interest is acquired for this Project, and such improvements may be required to be moved or demolished prior to the beginning of the Project; now, therefore,

BE IT RESOLVED by the City Council of the City of College Station, Texas:

- PART 1: That the City Council of the City of College Station, Texas, hereby officially determines that there is a public necessity for the Wolf Pen Creek Upper Trails Project, and the public welfare and convenience will be served by the acquisition of a public utility and access easement interest in properties referenced as Numbers 1-6 in Exhibit "A" attached hereto and made a part hereof for all purposes as part of the Wolf Pen Creek Upper Trails Project, for the purpose of construction and access to trails and drainage improvements.
- PART 2: That the City Manager is hereby authorized to contract, on behalf of the City of College Station, with a professional appraiser for the appraisal services, with a professional real estate agent to act as a land agent for the City and with attorneys for preparation of title opinions needed by the City from time to time in connection with acquisition of a public utility and access easement interest in property for the Wolf Pen Creek Upper Trails Project.
- PART 3: That the City's Land Agent or other staff appraiser is hereby authorized and directed to examine the independent appraisal reports as they are submitted to said the City to determine whether said appraisal reports are supported by sufficient data. Based upon such examination of said appraisal reports, the Land Agent or other appraiser shall make a recommendation to the City Manager as to the establishment and approval of the amount of the just compensation for a public utility and access easement interest in said parcels.
- PART 4: After consideration of said recommendation, the City Manager shall establish and approve the amount determined for acquisition of an public utility and access easement interest in the parcels.
- PART 5: Upon establishment and approval by the City Manager of the amount of just compensation for the acquisition of a public utility and access easement interest, the City's Land Agent is authorized to communicate a written offer to the owners of said parcels for the acquisition of a public utility and access easement interest in said

parcels at the full amount determined and established to be just compensation therefore and to negotiate with said owners on behalf of the City.

PART 6: That the Mayor after approval by City Council is hereby authorized to execute all documents necessary to acquire a public utility and access easement interest in each of the parcels needed for said Project, on behalf of the City of College Station.

PART 7: That the City Manager be and is hereby authorized to sell any such surplus improvements, or order the demolition thereof, if any, located on the real property acquired in connection with this Project.

PART 8: That this resolution shall take effect immediately from and after its passage.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2003.

ATTEST:

APPROVED:

\_\_\_\_\_  
CONNIE HOOKS, City Secretary

\_\_\_\_\_  
RON SILVIA, Mayor

APPROVED:

\_\_\_\_\_  
City Attorney

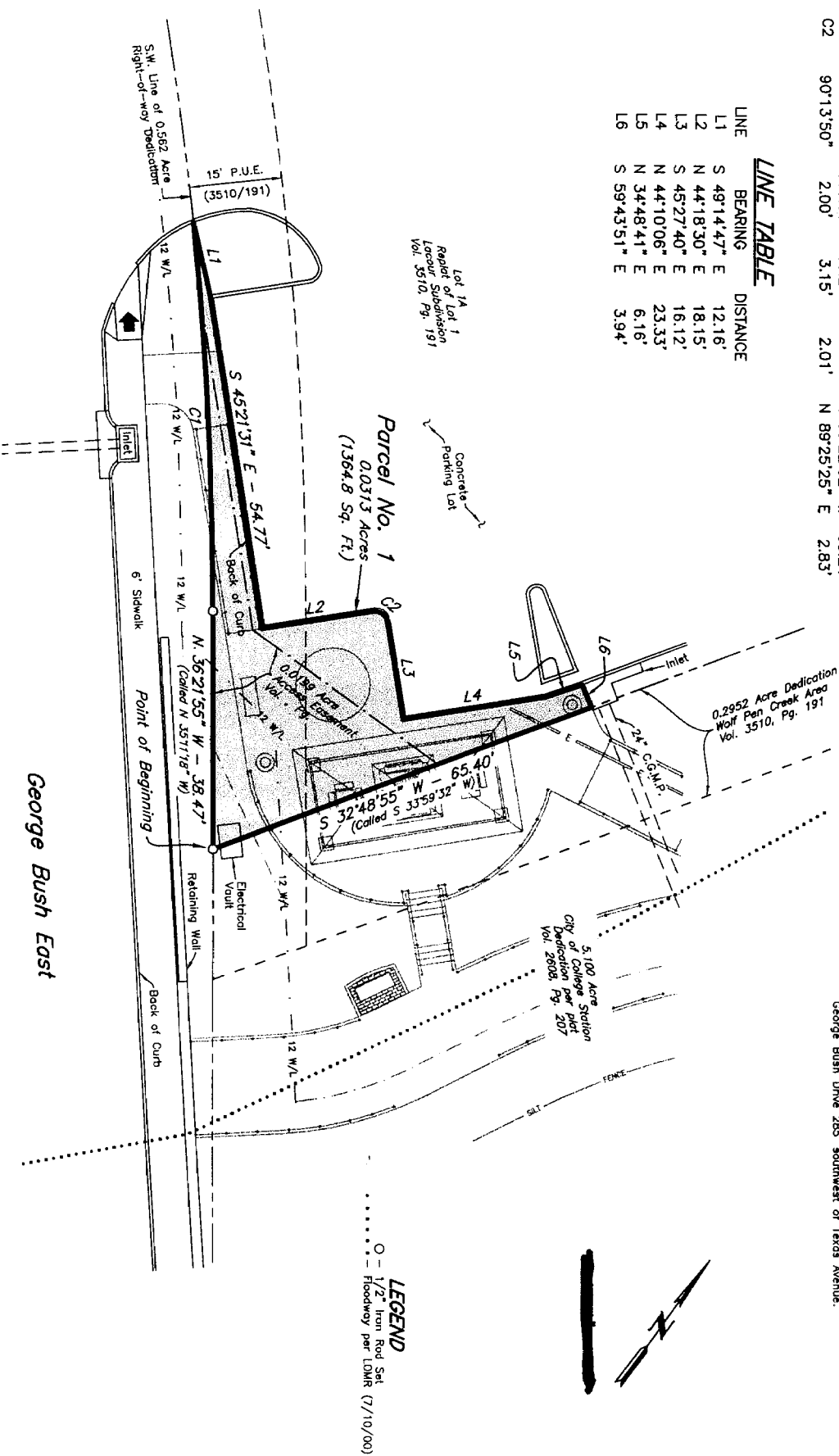
  
City Attorney

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD, BRG.	CHORD
C1	6°00'14"	603.80'	63.27'	31.66'	N 39°22'02" W	63.24'
C2	90°13'50"	2.00'	3.15'	2.01'	N 89°25'25" E	2.83'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 49°14'47" E	12.16'
L2	N 44°18'30" E	18.15'
L3	S 45°27'40" E	16.12'
L4	N 44°10'06" E	23.33'
L5	N 34°48'41" E	6.16'
L6	S 59°43'51" E	3.94'



**SURVEYOR'S NOTES:**  
 ORIGIN OF BEARING SYSTEM: The bearing system shown hereon is based on grid north as established from City of College Station C.R.S. monument #121 located on the north side of George Bush Drive 285 southwest of Texas Avenue.

FIELD NOTES  
 PARCEL NO. 1  
 0.0313 Acres

Being all that certain tract or parcel of land lying and being situated in the MORGAN RECTOR LEAGUE, Abstract No. 46 in College Station, Brazos County, Texas and being a part of Lot 1A of the Replat of Lot 1, LaCour Subdivision as recorded in Volume 3510, Page 191 of the Official Records of Brazos County (O.R.B.C.), said property also being the same land conveyed to Bob R. Davis et ux by SCC College Station Partners Ltd. recorded in Volume 3822, Page 275 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2-inch iron rod set for the south corner of said Lot 1A, said iron rod also being in the northwest line of the 0.2952 acre dedication of Wolf Pen Creek and the southwest line of the 0.562 acre right-of-way dedication according to the said Replat of LaCour Subdivision;

THENCE: N 36° 21' 55" W (Plat call - N 35° 11' 18" W) along the common line of said Lot 1A and said 0.562 acre right-of-way tract for a distance of 38.47 feet to a 1/2-inch iron rod set for Point of Curvature of a curve to the left;

THENCE: 63.27 feet along the arc of said curve having a central angle of 06° 00' 14", a radius of 603.80 feet, a tangent of 31.66 feet and a long chord bearing N 39° 22' 02" W at a distance of 63.24 feet for corner;

THENCE: S 49° 14' 47" E into the interior of said Lot 1A for a distance of 12.16 feet for corner in the back of curb line of a concrete parking area;

THENCE: along said back of curb line for the following seven (7) calls:

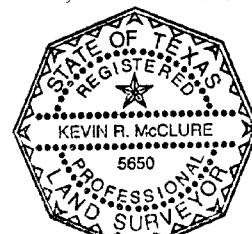
- 1) S 45° 21' 31" E for a distance of 54.77 feet for corner,
- 2) N 44° 18' 30" E for a distance of 18.15 feet for the Point of Curvature of a curve to the right,
- 3) 3.15 feet along the arc of said curve having a central angle of 90° 13' 50", a radius of 2.00 feet, a tangent of 2.01 feet and a long chord bearing N 89° 25' 25" E at a distance of 2.83 feet for the Point of Tangency;
- 4) S 45° 27' 40" E for a distance of 16.12 feet for corner,
- 5) N 44° 10' 06" E for a distance of 23.33 feet for corner,
- 6) N 34° 48' 41" E for a distance of 6.16 feet for corner at the southwest side of a storm drain inlet,
- 7) S 59° 43' 51" E along said storm drain for a distance of 3.94 feet for corner said corner also being in the beforementioned northwest line of the 0.2952 acre dedication tract;

THENCE: S 32° 48' 55" W (Plat call - S 33° 59' 32" W) for a distance of 65.40 feet to the POINT OF BEGINNING and containing 0.0313 acres (1364.8 square feet) of land, more or less.

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650 in the State of Texas do certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey.

*Kevin R. McClure* 1/23/03

Kevin R. McClure, R.P.L.S. #5650



State Highway 30 (Harvey Rd.)

20' Utility Easement

**LINE TABLE**

LINE	BEARING	DISTANCE	CALLED
L1	S 53°19'45" E	16.19'	S 33°59'32" W
L2	S 32°48'55" W	31.43'	N 45°21'13" E
L3	N 45°29'13" W	13.19'	N 45°21'13" E
L4	N 44°10'36" E	29.84'	S 51°54'38" E
L5	S 53°05'15" E	7.06'	

Lot 1  
West Wolf Pen Creek  
Vol. 3378, Pg. 3  
Moondance Investments, Ltd.  
Vol. 3603, Pg. 310

20' Park Maintenance Access Easement  
per plat Vol. 3378, Pg. 3

20' City of College Station  
Underground Electric Easement  
per plat Vol. 3378, Pg. 3

Variable Width Public Utility Easement  
per plat Vol. 3510, Pg. 191

Lot 1B  
Replot of Lot 1, LaCour Subdivision  
Vol. 3510, Pg. 191  
Valentine Texas Limited Partnership  
Vol. 4667, Pg. 221

Parcel No. 2  
0.0071 Acres  
(307.5 sq. ft.)

Point of Beginning

L4  
L3  
L2  
L1

0.2952 Acre Dedication  
Vol. 3510, Pg. 191

Proposed Trail Way

City of College Station  
Dedication Per Plat  
Vol. 2808, Pg. 207

6.461 Acre  
Dedication Area  
Vol. 3378, Pg. 3

Creek

**LEGEND**

- 1/2" Iron Rod Found
- ⊙ 5/8" Iron Rod Found
- 1/2" Steel Stake Set QMR (7/10/00)
- Floodway per LDMR (7/10/00)

**SURVEYOR'S NOTES:**  
ORIGIN OF BEARING SYSTEM: The bearing system shown hereon is based on grid north as established from City of College Station G.P.S. monument #121 located on the north side of George Bush Drive 285' southwest of Texas Avenue.

FIELD NOTES  
PARCEL NO. 2  
0.0071 ACRES

Being all that certain tract or parcel of land lying and being situated in the MORGAN RECTOR LEAGUE, Abstract No. 46 in College Station, Brazos County, Texas and being a part of Lot 1B of the Replat of Lot 1, LACOUR SUBDIVISION as recorded in Volume 3510, Page 191 of the Official Records of Brazos County (O.R.B.C.), said property also being the same land conveyed to Valentine Texas Limited Partnership by SCC College Station Partners Ltd. recorded in Volume 4667, Page 221 and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 5/8-inch iron rod set for the east corner of said Lot 1B, the northwest corner of the 0.2952 acre dedication of Wolf Pen Creek according to the said Replat of Lot 1, LACOUR SUBDIVISION and being in the southwest line of Lot 1, WEST WOLF PEN CREEK SUBDIVISION as recorded in Volume 3378, Page 3 (O.R.B.C.) from whence a found 1/2-inch iron rod marking the south corner of said Lot 1 of West Wolf Pen Creek Subdivision bears S 53°19'45" E at a distance of 16.19 feet for reference;

THENCE: S 32° 48' 55" W (Plat call - S 33° 59' 32" W) along the southeast line of said Lot 1B for a distance of 31.43 feet to a wood stake set for corner;

THENCE: N 45° 29' 13" W into the interior of said Lot 1B for a distance of 13.19 feet to a wood stake set for corner, said stake also marking the southwest corner of an existing Public Utility Easement;

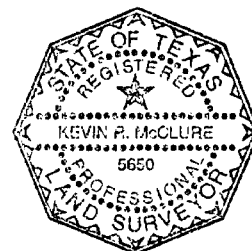
THENCE: N 44° 10' 36" E (Plat call - N 45° 21' 13" E) along the southeast line of said Public Utility Easement for a distance of 29.84 feet to a wood stake set for corner, said corner also being in the common line of said Lot 1B and said Lot 1, from whence a found 1/2-inch iron rod marking the north corner of said Lot 1B bears N 53° 05' 15" W at a distance of 213.93 feet for reference;

THENCE: S 53° 05' 15" E (Plat call - S 51° 54' 38" E) for a distance of 7.06 feet to the POINT OF BEGINNING and containing 0.0071 acres (307.5 square feet) of land, more or less.

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650 in the State of Texas do certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey.

Kevin R. McClure 1/23/03

Kevin R. McClure, R.P.L.S. #5650



Lot 1  
West Wolf Pan Creek  
Vol. 3378, Pg. 3  
Woodcreek Investments, Ltd.  
Vol. 3603, Pg. 310

Lot 2  
West Wolf Pan Creek  
Vol. 3378, Pg. 3  
Walford-Lewis, LLC  
Vol. 3799, Pg. 133

20' City of College Station  
Underground Electric Easement  
per plat Vol. 3378, Pg. 3

20' Park Maintenance Access Easement  
per plat Vol. 3378, Pg. 3

Parcel No. 3  
0.0018 Acres  
(79.9 sq. ft.)

Point of Beginning

S 43°49'40" W - 91.63'  
(called S 45°01'00" W)

Point of  
Commencing

10' Dedication Area (3378/3)

Prop. Trail Way

6.461 Acre Dedication Area  
Vol. 3378, Pg. 3

5.100 Acres  
City of College Station  
Dedication Per Plat  
Vol. 2608, Pg. 207

# LEGEND

- ⊙ - 1/2" Iron Rod Found
- ⊙ - 5/8" Iron Rod Found
- - Wood Stake Set
- - - - - Floodplain per LOMR (7/10/00)
- ⋯⋯⋯ Floodway per LOMR (7/10/00)

## LINE TABLE

LINE	BEARING	DISTANCE	CALLED
L1	S 43°49'40" W	11.03'	S 45°01'00" W
L2	N 56°40'34" W	7.33'	
L3	N 43°28'26" E	11.02'	
L4	S 56°40'34" E	7.40'	

SURVEYOR'S NOTES:  
ORIGIN OF BEARING SYSTEM: The bearing system shown hereon is based on grid north as established from City of College Station G.P.S. monument #121 located on the north side of George Bush Drive 285' southwest of Texas Avenue.

FIELD NOTES  
PARCEL NO. 3  
0.0018 Acres

Being all that certain tract or parcel of land lying and being situated in the MORGAN RECTOR LEAGUE, Abstract No. 46 in College Station, Brazos County, Texas and being a part of Lot 1 of WEST WOLF PEN CREEK Subdivision as recorded in Volume 3378, Page 3 of the Official Records of Brazos County (O.R.B.C.), said lot also being the same land conveyed to Moondance Investments, Ltd. by The Hartnett Group, Ltd. recorded in Volume 3603, Page 310 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

COMMENCING: at a found 1/2-inch iron rod marking the east corner of said Lot 1, said iron rod also being in the north line of the 6.461 acre Wolfpen Creek Dedication area of said subdivision;

THENCE: S 43° 49' 40" W (Plat call - S 45° 01' 00" W) along the common line of said Lot 1 and the said 6.461 acre Dedication Area for a distance of 91.63 feet to a wood stake set for the POINT OF BEGINNING;

THENCE: S 43° 49' 40" W (Plat call - S 45° 01' 00" W) continuing along said common line for a distance of 11.03 feet to a wood stake set for corner;

THENCE: N 56° 40' 34" W into the interior of said Lot 1 for a distance of 7.33 feet to a wood stake set for corner;

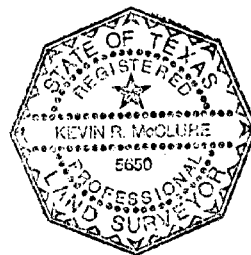
THENCE: N 43° 28' 26" E for a distance of 11.02 feet to a wood stake set for corner;

THENCE: S 56° 40' 34" E for a distance of 7.40 feet to the POINT OF BEGINNING and containing 0.0018 acres (79.9 square feet) of land, more or less.

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650 in the State of Texas do certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey.

Kevin R. McClure 1/23/03

Kevin R. McClure, R.P.L.S. #5650





Lot 2  
West Wolf Pen Creek  
Vol. 3378, Pg. 3  
Watford-Lewis, LLC  
Vol. 3799, Pg. 133

20' Park Maintenance  
Access Easement per  
plat Vol. 3378, Pg. 3

20' City of College Station  
Underground Electric Easement  
per plat Vol. 3378, Pg. 3

Lot 3  
West Wolf Pen Creek  
Vol. 3378, Pg. 3  
Captec Franchise Capital  
Vol. 3367, Pg. 275

Parcel No. 4  
0.0043 Acres  
(185.3 sq. ft.)

S 43°41'58" W - 108.12'  
(called S 44°53'18" W)

Point of  
Beginning

20' Future  
Dedication Area  
(per plat)

**LEGEND**

- ⊙ - 1/2" Iron Rod Found
- - Wood Stake Set
- Floodplain per LOMR (7/10/00)
- ... Floodway per LOMR (7/10/00)

6.461 Acre  
Dedication Area  
Vol. 3378, Pg. 3

Crack

**LINE TABLE**

LINE	BEARING	DISTANCE	CALLED
L1	S 26°55'16" W	24.46'	S 28°06'36" W
L2	N 45°37'38" W	11.61'	
L3	N 44°22'22" E	23.33'	
L4	S 45°37'38" E	4.27'	

**SURVEY NOTES:**  
ORIGIN OF BEARING SYSTEM: The bearing system shown hereon is based on grid north as established from City of College Station G.P.S. monument #121 located on the north side of George Bush Drive 285' southwest of Texas Avenue.

FIELD NOTES  
PARCEL NO. 4  
0.0043 Acres

Being all that certain tract or parcel of land lying and being situated in the MORGAN RECTOR LEAGUE, Abstract No. 46 in College Station, Brazos County, Texas and being a part of Lot 3 of WEST WOLF PEN CREEK Subdivision as recorded in Volume 3378, Page 3 of the Official Records of Brazos County (O.R.B.C.), said lot also being the same land conveyed to Captec Franchise Capital by The Hartnett Group, Ltd recorded in Volume 3367, Page 275 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

COMMENCING: at a found 1/2-inch iron rod marking the east corner of said Lot 3, said iron rod also marking an interior ell on the northwest line of the 6.461 acre WolfPen Creek Dedication area of said subdivision;

THENCE: S 43° 41' 58" W (Plat call - S 44° 53' 18" W) along the common line of said Lot 3 and said 6.467 acre dedication for a distance of 108.12 feet to a found 1/2-inch iron rod for the POINT OF BEGINNING;

THENCE: S 26° 55' 16" W (Plat call - S 28° 06' 36" W) continuing along said common line for a distance of 24.46 feet to a wood stake set for corner;

THENCE: N 45° 37' 38" W into interior of said Lot 3 for a distance of 11.61 feet for corner in the back/curb line of a concrete parking area;

THENCE: N 44° 22' 22" E for a distance of 23.33 feet for corner in said back/curb line;

THENCE: S 45° 37' 38" E along said back/curb line for a distance of 4.27 feet to the POINT OF BEGINNING and containing 0.0043 acres (185.3 square feet) of land, more or less.

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650 in the State of Texas do certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey.

Kevin R. McClure 1/23/03

Kevin R. McClure, R.P.L.S. #5650

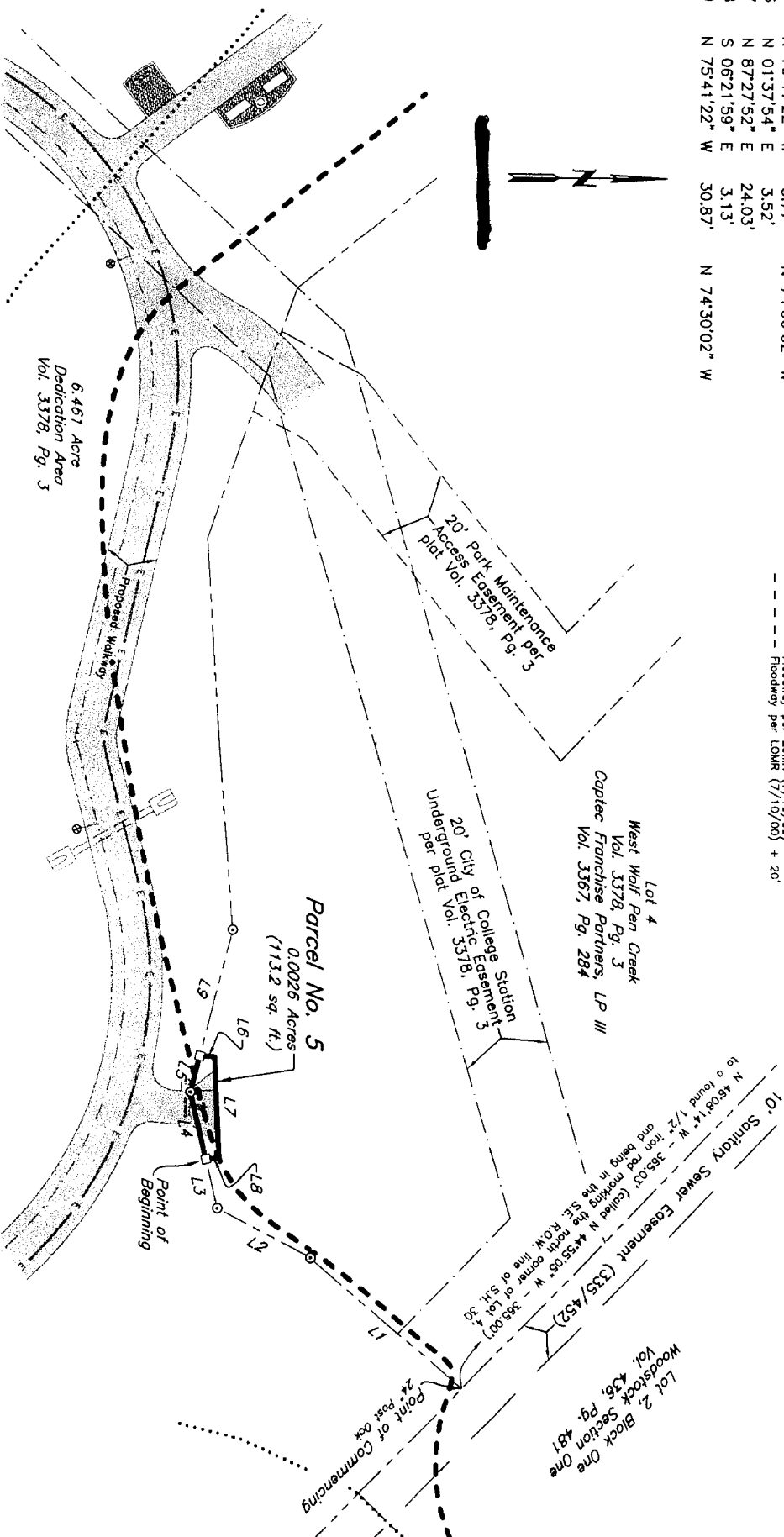


LINE	BEARING	DISTANCE	CALLED
L1	S 41°07'35" W	47.40'	S 42°18'55" W - 47.24'
L2	S 27°52'56" W	24.83'	S 29°04'16" W
L3	S 77°11'09" W	11.86'	S 78°22'29" W
L4	S 77°11'09" W	16.37'	S 78°22'29" W
L5	N 75°41'22" W	8.77'	N 74°30'02" W
L6	N 01°37'54" E	3.52'	
L7	N 87°27'52" E	24.03'	
L8	S 06°21'59" E	3.13'	
L9	N 75°41'22" W	30.87'	N 74°30'02" W

# LEGEND

- 1/2" Iron Rod Found
- 5/8" Iron Rod Found
- Wood Stake Set
- P.U.E. - Public Utility Easement
- Floodplain per LOMR (7/10/00)
- Floodway per LOMR (7/10/00) + 20'

**SURVEYOR'S NOTES:** The bearing system shown hereon is based on grid north as established from City of College Station G.P.S. monument #121 located on the north side of George Bush Drive 285 southwest of Texas Avenue.



FIELD NOTES  
 PARCEL NO. 5  
 0.0026 Acres

Being all that certain tract or parcel of land lying and being situated in the MORGAN RECTOR LEAGUE, Abstract No. 46 in College Station, Brazos County, Texas and being a part of Lot 4, WEST WOLF PEN CREEK Subdivision as recorded in Volume 3378, Page 3 of the Official Records of Brazos County (O.R.B.C.), said lot also being the same land conveyed to Captec Franchise Partners, L.P. III by The Hartnett Group, Ltd recorded in Volume 3367, Page 284 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

COMMENCING: at a 24" Post Oak marking the east corner of said Lot 4, the northeast corner of the 6.461 acre Wolfpen Creek Dedication Area and being in the southwest line of Lot 2, Block One WOODSTOCK, SECTION ONE as recorded in Volume 436, Page 481 of the Brazos County Deed Records (B.C.D.R.), from whence a 1/2-inch iron rod marking the north corner of said Lot 4 bears N 46° 08' 14" W (Plat call N 44° 55' 05" W - 365.00') at a distance of 365.03 feet for reference;

THENCE: along the common line of said Lot 4 and said 6.461 acre Dedication Area for the following three (3) calls:

- 1) S 41° 07' 35" W (Plat Call S 42° 18' 55" W - 47.24') for a distance of 47.40 feet to a found 1/2-inch iron rod;
- 2) S 27° 52' 56" W (Plat Call S 29° 04' 16" W) for a distance of 24.83 feet to a found 1/2-inch iron rod;
- 3) S 77° 11' 09" W (Plat Call S 78° 22' 29" W) for a distance of 11.86 feet to a wood stake set for the POINT OF BEGINNING;

THENCE: continuing along said common line for the following two (2) calls:

- 1) S 77° 11' 09" W (Plat Call S 78° 22' 29" W) for a distance of 16.37 feet to a 1/2-inch iron rod for corner;
- 2) N 75° 41' 22" W (Plat Call N 74° 30' 02" W) for a distance of 8.77 feet to a wood stake set for corner, from whence a found 1/2-inch iron rod bears N 75° 41' 22" W at a distance of 30.87 feet for reference;

THENCE: N 01° 37' 54" E into the interior of said Lot 4 for a distance of 3.52 feet for corner in the back/curb line of a concrete parking area;

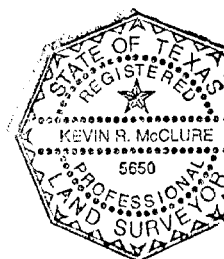
THENCE: N 87° 27' 52" E along said back/curb line for a distance of 24.03 feet for corner;

THENCE: S 06° 21' 59" E for a distance of 3.13 feet to the POINT OF BEGINNING and containing 0.0026 acres (113.2 square feet) of land, more or less.

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650 in the State of Texas do certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey.

Kevin R. McClure 1/23/03

Kevin R. McClure, R.P.L.S. #5650



**LEGEND**

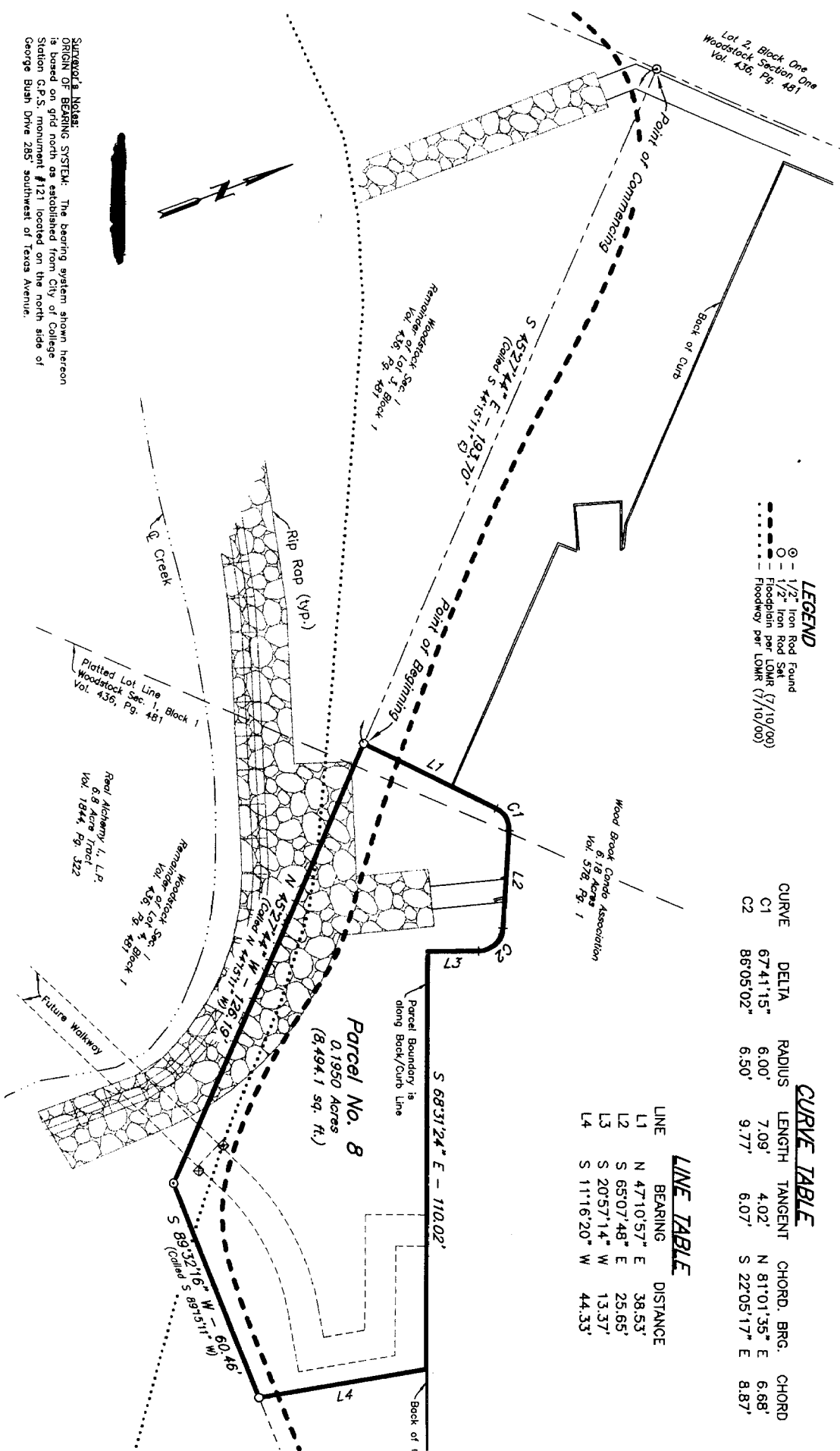
- ① - 1/2" Iron Rod Found
- 1/2" Iron Rod Set (7/10/00)
- ..... Floodplain per DMR (7/10/00)
- ..... Floodway per LDMR (7/10/00)

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD, BRG.	CHORD
C1	67°41'15"	6.00'	7.09'	4.02'	N 81°01'35" E	6.68'
C2	86°05'02"	6.50'	9.77'	6.07'	S 22°05'17" E	8.87'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 47°10'57" E	38.53'
L2	S 65°07'48" E	25.65'
L3	S 20°57'14" W	13.37'
L4	S 11°16'20" W	44.33'



**SURVEYING NOTES:**  
 ORIGIN OF BEARING SYSTEM: The bearing system shown hereon is based on grid north as established from City of College Station G.P.S. monument #121 located on the north side of George Bush Drive 285' southwest of Texas Avenue.

FIELD NOTES  
PARCEL NO. 8  
0.1950 Acres

Being all that certain tract or parcel of land lying and being situated in the MORGAN RECTOR LEAGUE, Abstract No. 46 in College Station, Brazos County, Texas and being a portion of Lots 3 and 4, Block 1 of WOODSTOCK SECTION I recorded in Volume 436, Page 481 of the Brazos County Deed Records (B.C.D.R.), said tract also being the same land called 6.18 acres conveyed to Wood Brook Condo Association recorded in Volume 578, Page 1 (B.C.D.R.), and being more particularly described by metes and bounds as follows:

COMMENCING: at a found 1/2-inch iron rod marking the west corner of the said 6.18 acre tract and the northwest corner of Real Alchemy I, L.P. 6.80 acre tract described in Volume 1844, Page 322 of the Official Records of Brazos County (O.R.B.C.) and being in the common line of Lots 2 and 3 of said WOODSTOCK SECTION I;

THENCE: S 45° 27' 44" E (called - S 44° 15' 11" E) along the common line of the said 6.80 and 6.18 acre tracts for a distance of 193.70 feet to a set 1/2-inch iron rod for the POINT OF BEGINNING;

THENCE: N 47° 10' 57" E into the interior of said 6.18 acre tract for a distance of 38.53 feet to the Point of Curvature of a curve to the right, said point being in the back/curb line of a parking area;

THENCE: continuing along said back/curb line for the following five (5) calls:

- 1) 7.09 feet along the arc of said curve having a central angle of 67° 41' 15", a radius of 6.00 feet, a tangent of 4.02 feet and a long chord bearing N 81° 01' 35" E at a distance of 6.68 feet to the Point of Tangency,
- 2) S 65° 07' 48" E for a distance of 25.65 feet to the Point of Curvature of a curve to the right,
- 3) 9.77 feet along the arc of said curve having a central angle of 86° 05' 02", a radius of 6.50 feet, a tangent of 6.07 feet and a long chord bearing S 22° 05' 17" E at a distance of 8.87 feet to the Point of Tangency,
- 4) S 20° 57' 14" W for a distance of 13.37 feet for corner and
- 5) S 68° 31' 24" E for a distance of 110.02 feet for corner;

THENCE: S 11° 16' 20" W for a distance of 44.33 feet to a 1/2-inch iron rod set in the beforementioned common line of the 6.18 acre and 6.80 acre tracts;

THENCE: S 89° 32' 16" W (called - S 89° 15' 11" W continuing along said common line for a distance of 60.46 feet to a found 1/2-inch iron rod for corner;

THENCE: N 45° 27' 44" W (called - N 44° 15' 11" W) for a distance of 126.19 feet to the POINT OF BEGINNING and containing 0.1950 acres (8,494.1 square feet) of land, more or less.

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650 in the State of Texas do certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey.

Kevin R. McClure 1/23/03

Kevin R. McClure, R.P.L.S. #5650

